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Proposed Planning Policy – Canberra Airport
Department of Planning and Infrastructure
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Dear Sir/Madam

Draft Ministerial Direction –development near Canberra Airport

We act on behalf of Poplar Developments P/L as owners of the land known as Poplars. The Poplars land is adjacent to Jerrabomberra at Queanbeyan.

We note that the proposed s117 Direction aims to prevent any increase in the residential density of land located within the ANEF contour 20 of Canberra Airport by not allowing any rezoning's for the purposes of residential accommodation in areas where the ANEF contour exceeds 20.

We note that the maps accompanying the public notification of the draft s117 Direction indicate that the Poplars is affected by the ANEF 20 contour and relevantly the area proposed to be zoned B1 Local Centre by the Poplars draft LEP. We otherwise note that *shop top housing* is a mandated use in the proposed B1 zoning and that separate to the issue of permissibility, the likelihood of *shop top housing* will be overcome by the intended imposing of a Restriction As To User pursuant to a Section 88B instrument that will apply to that part of the Poplars land to be zoned B1.

We note that the draft LEP has been exhibited, adopted by Queanbeyan City Council and forwarded to the Department for making. We understand that the request for the making of the draft LEP occurred sometime ago.

Given the imminent making of the Poplars draft LEP, we seek the assurance and advice of the Department that the draft LEP will not be prejudiced or in any way delayed by virtue of the draft s117 Direction.

On behalf of our client we thank the Department for the opportunity to comment and look forward to your advice on the above.

Yours sincerely,
CBRE (V) Pty LtdMark Grayson
Regional Director - CBRE Town Planning